



122 Highcross Road, Poulton-le-Fylde,
FY6 8BX

£255,000

A BEAUTIFULLY PRESENTED and EXTENDED Semi Detached Dormer Bungalow affording versatile accommodation. Currently arranged with **FOUR BEDROOMS** (one to the Ground Floor), this could just as easily be three Bedrooms and three Reception rooms - **PLUS** the Dining Kitchen which is over 17'. Externally, most parking needs will catered for with a Garage, wide drive and a useable frontage, whilst to the rear is a delightful well stocked Westerly facing Garden. A **PRIME FY6** address !

- Reception Hall
- Lounge
- Snug
- Dining Kitchen
- Four Bedrooms
- Ground floor Shower Room
- First Floor Bathroom
- Gardens - Westerly facing rear

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Porch: UPVC double glazed window and door.

Hall: Spacious reception hallway, Built in cupboard and meter cupboard, Dado rail, Wood effect laminate flooring, Radiator.

Lounge: 15'2" x 10'11" (4.62 m x 3.33 m) Feature fireplace, TV point, Coved ceiling, Wood effect laminate flooring, UPVC picture window, Radiator.

Dining Kitchen: 17'10" x 10'10" (5.44 m x 3.30 m) Attractive range of wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, 'Boiling water tap', Split level oven, Hob with extractor, Integrated microwave, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed windows and door to the rear garden, Radiator.

Bedroom 1: 12'0" x 10'11" (3.66 m x 3.33 m) Built in wardrobes, Coved ceiling, Double doors to snug, Radiator.

Shower Room: Modern ground floor shower room comprising; Step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Wood effect laminate flooring, Ceiling spotlights, UPVC double glazed window, Radiator.

Snug: UPVC window overlooking the rear garden, Radiator.

First Floor:

Landing:

Bedroom 2: 11'9" x 11'0" (3.58 m x 3.35 m) Fitted wardrobes, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 10'11" x 6'1" (3.33 m x 1.85 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 4: 9'9" x 6'1" (2.97 m x 1.85 m) Eaves storage, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, Recessed lighting, UPVC double glazed window, Radiator.

Outside:

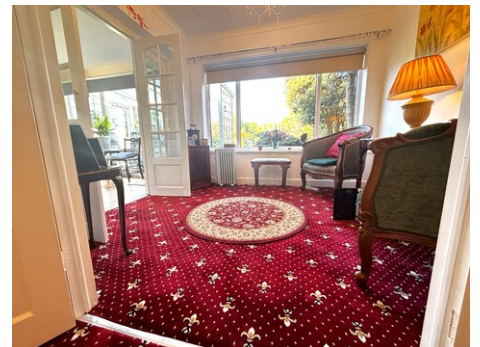
Front: Mainly laid to gravel with established borders.

Rear: A gorgeous Westerly facing rear garden, Over 50' in length, Mainly laid to lawn with an array of established trees, shrubs and plants, Covered patio area, Summerhouse, Timber shed, Water tap.

Parking: Brick garage and impressive levels of additional parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.



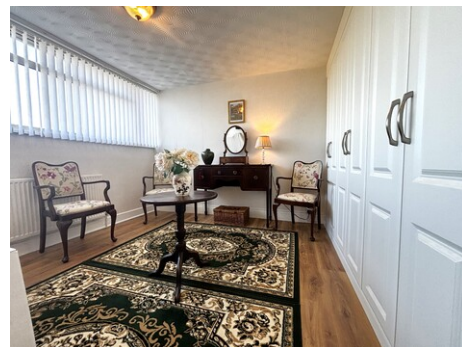
Directions: From Poulton centre, take Hardhorn Road heading south, continue over Garstang Road and turn third right into Highcross Road. After passing Baines School the property can be found further down on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract.

Measurements: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

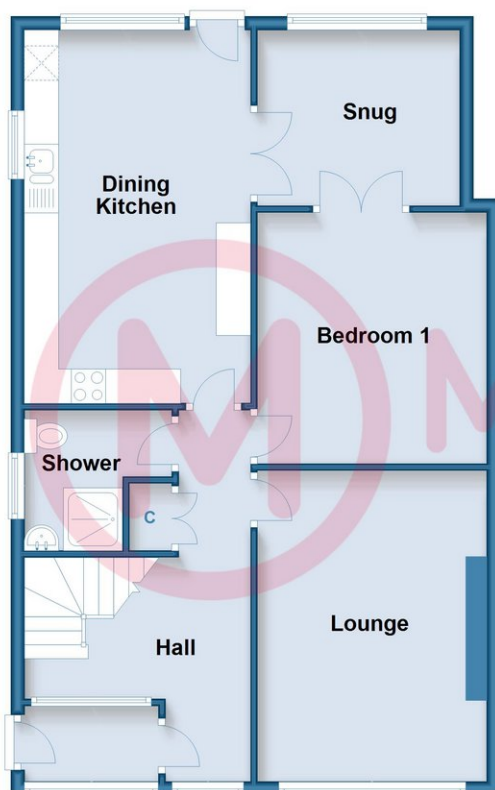
Photography: Images are for representation only and items shown do not infer their inclusion.

Fixtures, Fittings & Appliances: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Highcross Road

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